

BOARD OF ZONING APPEALS AGENDA DECEMBER 9, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **December 9, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under
M. Duca Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned
Moved to PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (*Admin. moved from 8/5/15 and*
2/10/16 at 10/28/15 at appl. req.)
appl. req.
- 9:00 A.M. DILSHAD BEGUM D/B/A KID'S 1ST CARE, SP 2014-MV-228 Appl. under Sect(s). 3-203,
N. Rogers 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and a fence
Admin. height greater than 4.0 ft. to remain in a front yard. Located at 8340 Reddick Ave.,
Moved to Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt. Vernon District.
1/6/16 due Tax Map 101-4 ((7)) 11. (*Admin. moved from 3/4/15, 5/13/15 and 7/22/15 at appl. req.*)
to notices (*Deferred from 9/30/15 at appl. req.*)
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the
L. Arseneau Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls
Indefinitely Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map
Deferred 40-1 ((16)) 101. (*Admin. moved from 7/23/14, 10/22/14, 2/11/15, 7/15/15 and 10/21/15 at*
appl. req.)
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
L. Arseneau and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (*Admin. moved from 1/7/15 4/15/15, 6/17/15, 7/22/15 and*
1/27/16 at 10/21/15 at appl. req.)
appl. req.

- 9:00 A.M. GHIDIANI SANCHEZ, MOTHER GOOSE DAY CARE, SP 2015-HM-110 Appl. under
P. Yoon Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 12553 Cross Country Ln., Reston, 20191, on approx. 10,844 sq. ft. of land
moved to zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 31. (*Admin. moved from 11/4/15 at*
2/10/16 at *appl. req.*)
appl. req.
- 9:00 A.M. STARTING NINE LLC D/B/A BELTWAY BALL CLUB, SP 2015-BR-104 Appl. under
C. Gresham Sect(s). 5-403 and 5-503 of the Zoning Ordinance to permit indoor batting cages, a
Indefinite baseball/softball training facility, and physical training. Located at 5410 Port Royal Rd.,
Deferral Springfield, 22151, on approx. 76,767 sq. ft. of land zoned I-4 and I-5. Braddock District.
Tax Map 79-2 ((4)) D2. (*Deferred from 10/7/15.*)
- S. Gilbert SETH M. KRAMER, A 2015-MV-006 (*Admin. moved from 6/10/15 and 9/16/15 at appl.*
Admin. *req.*)
Moved to
6/8/16 at
appl. req.
- 9:00 A.M. JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
C.S. Belgin 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Admin. established three separate dwelling units in a single family dwelling and are allowing its
Moved to occupancy by a family plus three or more unrelated persons all on property in the R-2
6/8/16 at District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
appl. req. 22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.
(*Admin. moved from 4/15/15, and 9/23/15 at appl. req.*)
- 9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 18-301 of the
S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the
Admin. C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
Moved to of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
5/18/16 at 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
appl. req.

Public Hearings

- 9:00 A.M. ALI AL-AHMED, SP 2015-DR-124 Appl. under Sect(s). 8-923 of the Zoning Ordinance to
P. Yoon permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot.
Approved Located at 7419 Lisle Ave., Falls Church, 22043, on approx. 12,912 ft. of land zoned R-4.
Dranesville District. Tax Map 40-1 ((3)) 211.
- 9:00 A.M. AUSTIN AND MICHELE VERITY, SP 2015-DR-128 Appl. under Sect(s). 8-914 of the
P. Yoon Zoning Ordinance to permit a reduction in minimum yard requirements based on an error
Approved in building location to permit a deck (patio) to remain 9.2 ft. from a side lot line, and an
accessory structure to remain 9.8 ft. from a side lot line. Located at 1098 Mill Field Ct.,
Great Falls, 22066, on approx. 36,003 sq. ft. of land zoned R-1, HD. Dranesville District.
Tax Map 19-1 ((13)) 38.

- 9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.7 ft. from a side lot line. Located at 6616 Cimarron St., Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (10) 17. *(Deferred from 3/4/15, 6/3/15, and 10/7/15 at appl. req.)*
- L. Arseneau
Deferred to 1/27/16 at staff's req.
- 9:00 A.M. ROBERT S. WALTER, SP 2015-SU-125 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6807 Hartwood Ln., Centreville, 20121, on approx. 10,503 sq. ft. of land zoned PDH-3, WS. Sully District. Tax Map 65-3 ((11)) 19.
- E.M. Haley
Approved
- 9:00 A.M. MARK CHRISTOPHER COMPTON/ MARIA COMPTON, SP 2015-MV-126 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 6.0 ft. from one side lot line and a carport 6.0 ft. from the other side lot line; and to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 2.7 ft. from a side lot line. Located at 1805 Hackamore Ln., Alexandria, 22308, on approx. 10,503 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((10)) (3) 24.
- E.M. Haley
Approved
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. *(Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and 4/29/15 at appl. req.) (Deferred from 7/29/15 at appl. req.)*
- C.S. Belgin
Deferred to 6/8/16 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN